

Washington Township • Mercer County

Periodic Reexamination of Master Plan

Pursuant to N.J.S.A. 40:55D – 89

&

Land Use Element Amendment

MARCH 21, 2007

Periodic Reexamination of Master Plan and Land Use Element prepared by the Washington Township Master Plan Subcommittee with assistance from Remington, Vernick & Arango Engineers.

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1.0 Introduction

The Washington Township Master Plan Subcommittee has met periodically over the past several months to discuss the reexamination of the Washington Township Master Plan, adopted in 2000, as well as proposed changes to the Land Use Element. Some of the changes are substantive in nature, while others are corrections of errors that were contained in the original document. There are also some matters that are discussed herein for clarification purposes, though they are not technically required to be contained in the Master Plan. Public hearings were held on January 17, 2007 and January 24, 2007 to obtain public input on the proposed reexamination report as well as the proposed amendments to the Land Use Element. The Planning Board adopted this reexamination report and Land Use Amendment on March 21, 2007.

N.J.S.A. 40:55D-1 et seq. entitled Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

Under the MLUL, the reexamination must address the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan of development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County, and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" P.L. 1992, c.79 (C.40A:12A-1 et al.) in the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Washington Township Master Plan elements reexamined in this report consist of the following:

- Goals and Objectives.....2000
- Land Use2000
- Farmland Preservation.....2000
- Open Space.....2000

▪ Conservation.....	2000
▪ Park and Recreation Facilities	2000
▪ Circulation.....	2000
▪ Historic Preservation.....	2000
▪ Utilities	2000
▪ Community Facilities Plan.....	2000

This report is the first reexamination of these elements, all of which have been adopted since 2000. The Housing Element/Fair Share Plan was recently reexamined and updated to meet the Council Of Affordable Housing's (COAH) third round regulations (December 2005) and therefore is not required to be addressed in this reexamination report. Also, the Municipal Stormwater Management Plan was adopted on March 28, 2005 and therefore is not required to be addressed in this reexamination report.

2.0 Review of Past Conditions and Changes in Goals and Objectives

As discussed above, the MLUL provides that the reexamination report shall review the major problems and objectives relating to land development in the municipality at the time of the last reexamination report and shall discuss the extent to which such problems and objectives have been reduced or have increased subsequent to such date. The following section evaluates the goals set forth in the 2000 Master Plan. Based on this evaluation and the changing conditions within the Township, Section 5.0 of this reexamination report establishes new goals and objectives which will replace in entirety the goals and objectives set forth in the 2000 Master Plan.

The 2000 Master Plan identified the following goals and objectives:

2.1 Heritage Goal

Protect the rural character, the rural quality of life, and the cultural heritage of the Township.

This goal remains applicable.

2.1.1 Objectives

- Provide an environment where farming can continue as a viable economic activity, and the farmlands are therefore preserved.

The Township has aimed to preserve farming through discouraging large lot development through the utilization of cluster designs, and by working with Mercer County and the New Jersey Preservation Program. The Township should update their Land Preservation map to show existing preserved farmland and proposed parcels for farmland preservation. Additionally, the Township should review their cluster ordinance to determine if any amendments are needed, such as additional criteria for preserved lands and proposed layout requirements.

- Promote the preservation of natural open spaces, stream corridors, wetlands, view sheds, forests, and the quality of water and air.

The Township in conjunction with Mercer County has promoted open space and stream corridor preservation. This reexamination report recommends the Township be more aggressive in their natural resource preservation efforts.

- Promote the preservation of historic sites and buildings. Take steps to assure that this will take place in the near future, to prevent further loss of the Township's historic heritage.

The Township has introduced an ordinance creating a Historic Overlay Zone and a Historic Preservation Subcommittee. The ordinance will help to ensure that future development does not negatively impact the historic districts, structures, and other features within the Township. The Township should continue to pursue funding sources to assist with the purchase and preservation of properties.

- Plan the pattern of future development so that traffic does not adversely affect the character of the rural roads.

Through the use of zoning, the Township has tried to ensure that development along rural roads does not negatively affect the character of the rural roads. The Township has implemented tactics, such as limiting road widenings in front of new developments and placing restrictions on road usage.

- Establish planning and design standards so that new developments are of a scale that is compatible with the Township's historic and rural character.

The Township has taken steps to implement this objective. The Township passed an ordinance creating a cluster design option in the RR and R1.5 zones. The cluster option allows for the redistribution of an entire parcel's development potential to one smaller portion of the same parcel. A deed restriction is then placed on the farmland (or other open space) portion of the development, to permanently prohibit future building. Additionally, the Township established a TDR program and the development rights were successfully transferred to receiving areas within the Township. Finally, the Village of Windsor was placed on the National Register of Historic Places providing assurance that the historic and rural character of the Village will be maintained.

- Promote a variety of housing types and sizes, including a variety of house lot sizes.

To help meet this objective, the Township has created multiple residential zoning districts, each with specific bulk & area standards. In addition, the Township has passed and enforces a "no-look alike" ordinance in the residential zones with the exception of the Town Center zone and the Mixed Use/Age Restricted zone (MU/ARCD to ensure that a variety of housing styles and elevations are provided.

- Take all steps that are available to direct growth in a way that discourages sprawl type of development.

Town Center is the major focus of the Township's current and future growth. Town Center is designed following neotraditional or new urbanism design standards. Such

design features as a grid-like pattern of streets, smaller lots, and real alleys are utilized. Residential lots in Town Center are arranged on a grid-like pattern of streets. There is a wide variety of housing types. Additionally, as another mechanism to curb sprawl, the Township completed a Transfer of Development Rights (TDR) program and created a cluster option under the RR and R1.5 zoning regulations.

- Encourage the provision of small community parks in residential development (clusters, centers) that are accessible to the whole Township community. These parks will add to the open quality of the community fabric that is so important to the Township's heritage and character.

This objective remains applicable; however it should be revised. While open space is provided with the cluster developments in the RR or R1.5 zones, the open space is rarely interconnected to the community fabric. Additionally, often the open space is environmentally constrained land and is therefore used for passive recreation versus active recreation. The Township should determine if small parks are desirable for smaller subdivisions. Consideration could be given to determining a "number of residential lot" threshold for the provision of small community parks.

2.2 Commerce Goal

Encourage office and retail uses to locate in a pattern of compact nodes in the Township.

There has neither been office nor retail developed in a pattern of compact nodes in the Township since the adoption of the 2000 Master Plan. This style of development has not generated significant interest along the main commercial corridors of the Township. This goal and its associated objectives need to be significantly revised and updated to promote realistic forms of commercial development.

2.2.1 Objectives

As discussed above, all of the objectives below need to be revised and updated as the current goals and the below objectives were not successfully executed over the past six years. As discussed in greater detail in the following sections of this reexamination report, there is a lack of commercial development within the Township. In order to successfully encourage commerce, the Township needs to promote practicable objectives. A new commerce goal and associated objectives are provided in Section 5.0.

- Village commercial and highway center uses should relate to the local marketplace. Commercial and office campus uses near the Turnpike should relate to the regional marketplace, and should be concentrated in the vicinity of the I-195/Turnpike intersection. In no event should event should large regional shopping centers be encouraged.
- Encourage the development of new businesses, and the extension of existing businesses, in appropriate areas, which result in jobs that can be filled by the residents of the Township.
- Identify the Trenton-Robbinsville Airport as an economic asset to the Township; balance this value of the Airport with the needs of the adjacent residential and commercial properties. Remember that the preservation of the rural character and quality of life applies to the Airport's residential neighbors as much as it does to the rest of the Township.

- Continue to support the development of the Town Center concept, and apply that concept to other commercial/retail nodes.

2.3 Linkages and Edges Goal

Connect centers, neighborhoods and other destinations. Improve the quality and legibility of the Township's network of roadways, trails, and gateways. Create appropriate edges, barriers and buffers to distinguish agricultural lands from developing areas, creating an enduring landscape which minimizes land use conflicts.

This goal remains applicable; however, intermittent development patterns, neighborhood resistance to trails that run between or adjacent to private property, private property restrictions and environmental constraints have affected the feasibility of various connections. Current linkages should be examined and a new assessment of possible and practical linkages should be developed. Additionally, while the objectives listed below are applicable they are generally not pragmatic and do not serve as effective guides for implementation. The objectives should be reviewed and amended accordingly.

2.3.1 Objectives

- Respect and respond to the adjacent communities at the Township's edges, including especially their aspirations to preserve farmland and to create regional trail systems. In addition respond to any plans of these communities that could have an adverse affect on Washington Township.

This objective remains applicable; however it needs to be revised. The Township should continue to coordinate with Mercer County in preservation and open space acquisition efforts. During the development review process, the Township has requested conservation easements along the Assunpink Creek as well as Miry Run and Bear Brook Creek to help support the creation of linear regional trails. The Township should review neighboring municipalities' master plans to ensure their goals are consistent with the Township's goals and revise this objective accordingly.

- Encourage patterns of development, and create connections between the various development areas, that will promote walking and biking to the schools, the library, shops, employment, and nearby neighborhoods.

This objective remains applicable; however it needs to be revised. Recently, the Township requested sidewalks be provided throughout residential neighborhoods and along primary access roads. As discussed above, due to various constraints, connections are not always feasible. Therefore, the Township should examine current development patterns as well as any environmental constraints present and revise this objective to reflect more reasonable connection opportunities.

- Promote patterns of development that will eventually permit the use of public transportation.

This objective should be reviewed and revised to reflect practical and feasible locations and routes for public transportation. According to the 2000 Census data, roughly 90% of persons employed over 16 years of age, utilized a private automobile

to commute to work, whereas 5% used public transportation. While public transportation is not utilized by the majority of Township residents, given the higher density development located in Town Center, encouraging more public transportation would help to decrease traffic in the Township. Public transit to nearby commuter rail stations should also be considered.

- Promote interconnecting bike and walking trails throughout the Township. Develop a plan for the trails that takes full advantage of both the open spaces and the edges of rural roads.

As discussed above, while this goal remains applicable, bike and walking trails through certain areas of the Township are not practical. A new assessment of bike and walking trails should be completed. Additionally, the Township should inventory existing rural roads to ensure that a rural road is connected to either another rural road, a road with a sidewalk or an adjacent trail system.

- Establish visual and operational design criteria for roadways that preserve their rural character.

An inventory of existing rural roads should be completed. This objective should be revised to reflect the current status of rural roads. Additionally, the Township should take steps to prevent unnecessary road widenings and to encourage the preservation of trees along rights-of-way.

- Encourage commercial developments that take advantage of the existing roadways, and that encourage walking among them, so that new roads and road widenings are unnecessary.

While this objective remains applicable, as discussed in greater detail under the Commercial goal, the style of commercial development desired and the feasibility of such a development needs to be reevaluated.

- Recognize and define the Trenton-Robbinsville Airport's development constraints, and the potential impacts on adjoining properties. Carefully, evaluate the impact on roadways, noise, safety, air quality, and perhaps most importantly, the activities of the Sharon School.

The State Air Safety and Hazardous Zoning Act regulates uses which lie within the Airport Hazard Safety Zone. Under these regulations, the minimum residential lot size is 3 acres. This requirement overrides those of the RR, R1.5 and VD zones which lie within the Airport Hazard Safety Zone. This objective should be reviewed and revised to reflect the limitations on land development and consideration should be given to the development impact on roadways, noise, air quality, and surrounding uses.

- Recognize the historic character, infrastructure, and special scale of Allentown in the planning of future development and future traffic movements in the southeastern corner of the community.

This objective should be revised to state that per the Municipal Land Use Law, the Township will develop specific ordinances, taking into account the relationship of the proposed development in the Township to the surrounding area including adjacent municipalities.

2.4 Infrastructure and Sustainability Goal

Ensure that investment in infrastructure supports a sustainable pattern of land uses which builds on past public investment in roads, schools, utilities, and public open space.

This goal should either be significantly revised or incorporated into the above-mentioned goals. The goal includes portions of the other goals and it may better serve the Township to reduce redundancy. If this goal is revised, it should reflect current development patterns and include objectives which are relevant and which can be implemented by the Township.

2.4.1 Objectives

- Identify the immediate and future needs of the schools.

This objective is being addressed by the Washington Township Board of Education.

- Identify the future needs of public facilities and lands; take steps for early acquisition of those lands.

This objective needs to be revised. An inventory of available lands left for acquisition should be completed. Additionally, the Township should note on the inventory the priority level of each parcel for acquisition.

- To help prevent increases in real estate taxes, and to create a sustainable economy for the Township, assure that housing development is balanced with new commercial development.

This objective remains applicable; however, it may be better served under the Commercial goal.

- Support the Township's commitment to provide recreational and cultural facilities and programs that are designed to accommodate the needs of residents of all ages.

The Township has taken numerous steps to address this objective. For example, the Township's public library and senior center provide programming for Township residents. The library has storytimes designated for young children as well as an arts and crafts program for slightly older children. The senior center provides meals, counseling, and activities focused around the needs of senior citizens. And while the Township has an active Arts Council, sponsors a recreation program, and a variety of cultural events sponsored by the Parent Teacher Association (PTA), a volunteer recreational program also exists which provides diverse athletic opportunities to the children of the Township. This objective should be revised to include greater detail on additional recreational and cultural facilities and programs desired.

- Encourage development that promotes walking, biking, and (in the future) the use of public transportation – thus reducing automobile trips in the Township.

This objective is repetitive and is addressed under the Linkages and Edges goal.

- Promote the recovery of recyclable materials from solid wastes.

This objective remains applicable, however, the Township does not currently have a recycling element of the master plan and this goal could be addressed by the Township's Department of Public Works.

- Encourage the use of buildings and landscape materials, and individual building designs, that promote energy efficiency and that are environmentally sensitive in their manufacture and use.

This objective remains applicable; however, the Township has not adopted any ordinances which promote the use of "green buildings" or energy efficient construction materials. This objective should be reevaluated and greater detail provided on how to encourage energy efficient buildings and landscaping.

- Encourage development that promotes resource conservation and, where appropriate, the reuse of farmland for recreational purposes.

While this objective remains applicable, it has been addressed under the Heritage goal and accompanying objectives.

- The planning of public parks and/or playgrounds should make them easily accessible to all of the population groups of the Township. This planning process should include small community parks in the various neighborhoods of the Township.

This objective remains applicable. However, in order to avoid redundancy; it should be combined with a similar objective discussed above under the Heritage goal.

- Coordinate public open spaces with a larger regional plan for conservation and recreation.

This objective remains applicable. The Township continues to work with Mercer County in the acquisition of open spaces for recreation and conservation.

- Take steps to assure that the results of large commercial developments in adjacent communities do not adversely affect the traffic and development in the Township, and that the Township retains its ability to achieve its Goals and Objectives.

In order to effectively implement this objective, the Township should define what steps should be taken to ensure any impacts to the Township are addressed. This objective should be rewritten to include more specific language.

2.5 Community Goal

Encourage a sense of "one community" throughout the Township, where all the separate areas and neighborhoods feel connected to the Township, and where the designs of individual homes, businesses, and shops, promote their connections to each other and to their adjacent neighborhoods.

This goal remains valid. New objectives should be considered to help accomplish this goal, as many of the objectives below are redundant.

2.5.1 Objectives

- Create trail and sidewalk connections between the various development areas to promote walking, bicycling, jogging, etc. to all of the activities of the Township.

This objective should be deleted from this section as it's discussed under the Linkages and Edges goal.

- Revise the current planning methods for cluster design and planning, to assure that they become neighborhoods that are linked in many ways to the wider Township community.

This objective overlaps with objectives under the Heritage and Linkages and Edges goals. If possible, the Township should consolidate the objectives under one goal.

- Discourage site design proposals that isolate residents by buffers, berms and reverse frontages.

This objective remains applicable. The Township has discouraged developers from rear frontage as it creates an inconsistent street wall and discourages interaction between neighborhoods. This objective could be revised to clearly define where buffers are desired.

- Preserve narrow rural roads, to minimize the speed of traffic, and to encourage safety. Roads should be designed so that easy access between neighborhoods is maintained, and they will accommodate walkers and bikers as part of the pedestrian linkage system for the whole Township.

This objective is redundant. Rural roads are discussed under the Linkages and Edges goal.

- Create a place where people of all ages can live, and can circulate easily to join in community life. Avoid creating a place that relies entirely on the automobile for movement and connection.

This objective is being met through the development of Town Center as well as the proposed bicycle paths and trails throughout the Township.

- When residential development occurs, public parks and/or playgrounds should be planned that accommodate recreational demand anticipated the new residents. These parks should be designed to be readily available and accessible to others in the Township.

This objective is redundant. Planning for public parks and/or playgrounds is discussed under the Infrastructure and Sustainability goal as well as the Heritage goal. The Township should consolidate the objectives under one goal.

- Encourage the creation of jobs in the Township which can easily be filled by residents of all ages, and which can be easily accessible to the community by its roads and trails.

The office and commercial development in Town Center will help to create jobs that can be filled by Township residents. Residents who live in Town Center will be able to walk or bike to their places of employment, however, residents of other areas would have to rely on a private automobile for their commute. This objective should be revised accordingly.

- Establish circulation and land use patterns that make the Town Center become the focus of Township life.

This objective overlaps with other objectives under this goal. To avoid, repetition, it should be deleted.

3.0 Changing Conditions

The assessment of the goals and objectives in Section 2.0 reveals that problems have increased in two major areas, the continued underutilization of commercial corridors and the increased conversion of farmland and open space into low density residential development.

- The rural character of Washington Township is threatened by increasing market pressures for housing development coupled with provisions of the existing master plan that fail to prevent the extension of low-density “suburban sprawl” in these areas. The last master plan recommended implementing an overlay zone to allow for villages or clusters within the Rural Residential (RR) zone. Due to the current Sewer Service Area boundary, villages are generally not feasible. A cluster provision has been added to the Township zoning ordinances. However, cluster-style development is an option and not mandatory, thus it is not always effective in curbing “suburban sprawl” development. Under today’s conditions, the existing planning and zoning will contribute to the complete transformation of Washington Township from a somewhat rural community to a suburban area with isolated patches of preserved land and open space.
- Due to the number of unimproved and underutilized properties along the primary commercial corridors, there is not only an imbalance between residential and commercial development but also a lack of local neighborhood services.

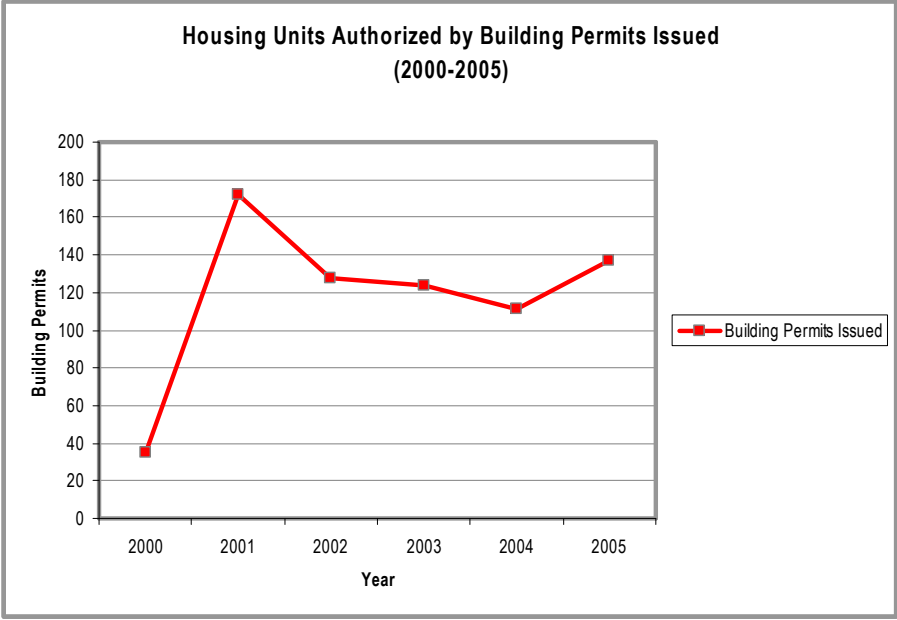
4.0 Changes in Planning Assumptions

The following changes in planning assumptions are made for the 2006 reexamination report:

- According to the New Jersey Division of Codes and Standards, between 2000 and 2005, 707 building permits have been issued for residential construction. As shown below in Figure 1, there has been a significant increase (approximately 291%) in the amount of residential construction since 2000. It is assumed that the increase in new residential dwellings was partly due to the development of Town Center (as discussed in greater detail below) and also due the development of large-lot subdivisions in the Rural Residential (RR) and Low Density Residential (R1.5) zones. It can be further assumed that this surge in residential development contributed to an increase of school-aged children. While residential development surged over the past five years, the amount of

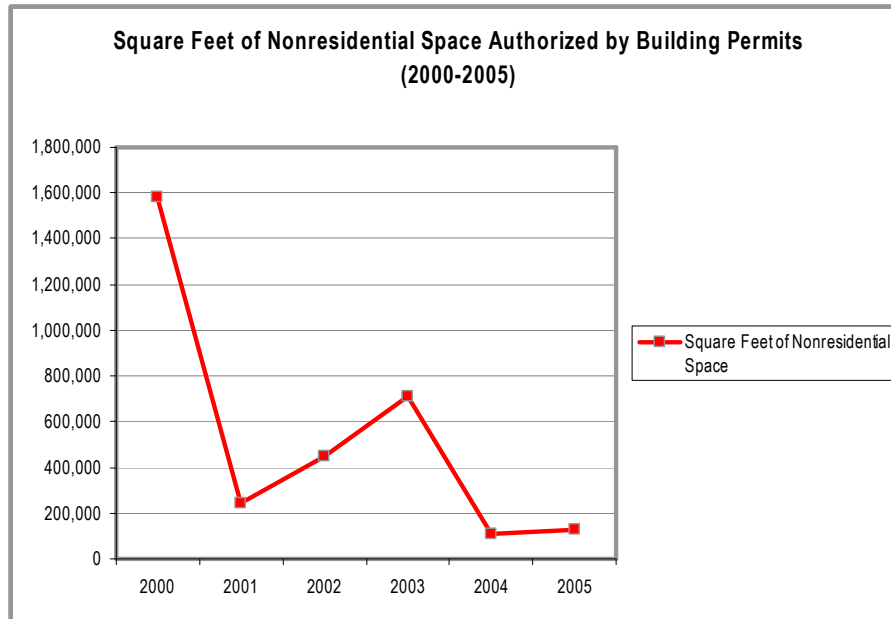
nonresidential development decreased by approximately 92% between 2000 and 2005. Figure 2 illustrates this downward trend; however it should be noted that much of the decrease depicted is due to the approval of a single large warehouse development in 2000. It can be assumed that due to land constraints and somewhat strict design standards, there was very little commercial development within the Township. It can be further assumed that since there has been little commercial growth to offset the residential growth as well as meet the demands of the new residents, methods to increase commercial development in the Township, such as redevelopment along the Route 130 corridor and private-public partnerships, will be implemented over the next six years.

Figure 1.



Source: New Jersey Division of Codes and Standards, 2006.

Figure 2.



Source: New Jersey Division of Codes and Standards, 2006.

Notes: Nonresidential space does not include square feet devoted to education or utility, signs, and fences.

- In 1998, Washington Township successfully petitioned the State for designation of Washington Town Center as an official Center recognized by the State Plan. The designation encompasses a 330-acre parcel at the point where Route 33 and Route 130 come together and includes the small village of Robbinsville. Since 1998, Town Center has substantially developed into a mixed-use, compact, pedestrian-oriented community. When completed Town Center will include the following:
 - A mixture of more than 1,200 residential units, including townhouses, duplexes, single family detached homes and assisted living facilities.
 - Approximately 250,000 square feet of retail and office space situated along Route 33 in a true “Main Street” with sidewalk cafes, stores and community activities.
 - Approximately 30 acres of public gardens, parks, lakes and village squares.
 - Off road paths connecting Town Center to adjacent neighborhoods, schools and public amenities. Up to 365 acres of preserved greenbelt around Town Center and the adjacent Foxmoor development.

The official Center designation is set to expire within the next year. The Township is currently proceeding with the recertification of the Center designation for Town Center through the State’s Plan Endorsement process.

Additionally, it can be assumed that Town Center will continue to develop, thus placing potential demand on the current roadway and circulation network. To offset potential traffic problems, the Township should continue to pursue funding for construction of the Route 33 by-pass and should research the feasibility of an intermodal parking facility adjacent to Town Center.

- Over the past ten years, the age group of 65 years or more has represented roughly 10 percent of the Township population¹. It is assumed that this sector of the population will remain steady, if not increase over the next six years. Currently, there are no age-restricted residential developments in Washington Township. The Township would like to incorporate age-restricted housing in the Mixed Use/Age Restricted Zone (MU/ARCD), specifically within a development proposed on Gordon Road. Consistent with the goals of the Township, a developer is proposing to develop this area, which is known as the Gordon-Simpson tract, to include a mixed-use commercial and multi-generational residential village-style development using a compact village design that preserves a significant amount of the existing agricultural fields and forests and promotes pedestrian movement within the commercial and office areas. The residential component will include housing styles targeted towards singles, couples, and a portion will be age-restricted for senior citizens. Additionally, the development will encompass units that are affordable to low and moderate income residents. It can be assumed that the need for age-restricted housing will continue to increase and the Township should endeavor to promote the development of the Gordon Simpson tract.
- Over the past six years, the Township has actively pursued methods to protect its historic resources. However, the township recognizes that a balance must be established between the need to protect its heritage with the need to promote commercial activity in appropriate designated areas. Commercial activity is fundamental to the promotion of a financially viable community that can attract and retain an appropriate age and socioeconomic mix. Additionally, increased commerce will enable residents to afford to grow old in the Township as well as increase the quality of life for both younger and older residents by allowing neighborhood services to be provided locally rather than regionally. It can be assumed that the establishment of this balance will be aggressively pursued by the Township.
- Over the past six years, the Township, acting alone, and in conjunction with Mercer County has preserved approximately 1,600 acres of open space². The Township, which has successfully utilized innovative density transfer programs in the past, is committed to encouraging development that incorporates smart growth planning techniques. While the Township acknowledges that “node” or “village” style development is not always feasible, the Township would like to encourage the proposed development of the Gordon Simpson tract (as discussed above) as well as explore other forms of development rights or density transfer programs. In order to facilitate the development of this tract and any other areas deemed suitable for compact development, it is assumed that the Township will have to petition for Plan Endorsement from the New Jersey Office of Smart Growth as well as request an amendment to the Sewer Service Area boundary from the New Jersey Department of Environmental Protection.
- The Township and its economic development consultant have been researching methods to promote sustainable development. Encouraging use of public transit as well as supporting building designs that promote energy efficiency are under consideration. It can be assumed that the Township will incorporate tools into its Land Development Ordinance that advance the Township’s desire to become an energy smart community.
- In late 2005, a high level of mold was discovered in the Township municipal building. A mold and moisture evaluation of the building is currently ongoing and is anticipated for completion in

¹ United States Bureau of the Census, 2000

² Office of the Director of Community Development, Washington Township, 2006

2006. Township offices have been relocated to various locations within the Township. The municipal court has moved to a trailer facility adjacent to the existing municipal building. It can be assumed that a new location for a municipal complex will be needed.

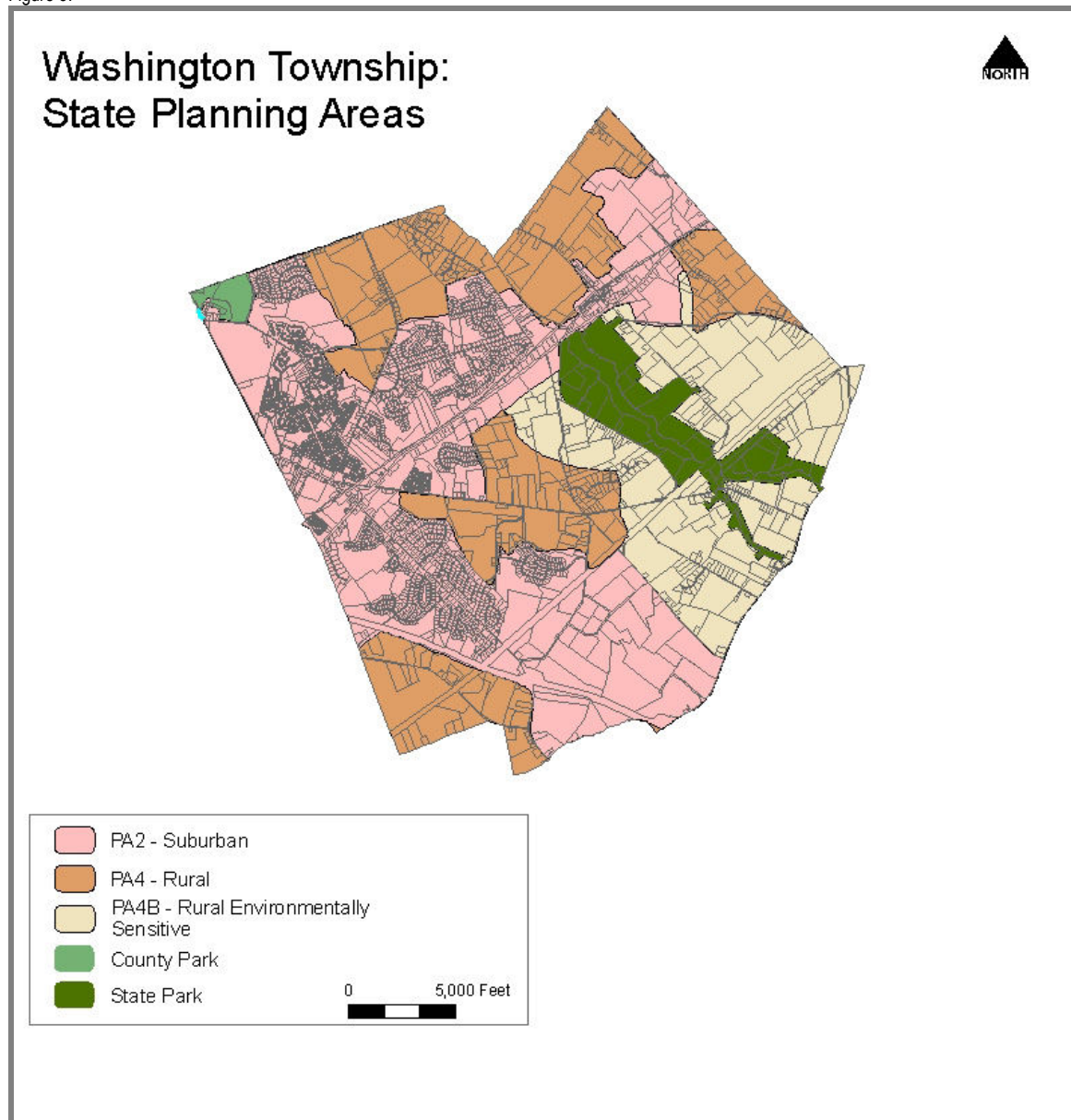
- During the past decade, Washington Township has experienced a steady growth in population that has seen the Washington Township School District grow on an average of 13% per year³. Additionally, the increase in enrollment at Sharon Elementary School cannot presently be accommodated in the existing building. As a result, in September 2006, trailers will be provided adjacent to the school and will serve as classroom facilities. Therefore, it can be assumed that new school facilities will be needed in the immediate future and that the Township should begin analyzing possible sites for new and/or expanded facilities.

Regional changes that impact Washington Township and the planning assumptions include the following:

- As shown in Figure 3, the 2001 *New Jersey State Development and Redevelopment Plan* (SDRP) designated Washington Township as being within Planning Area 2 (PA2), the Suburban Planning Area; Planning Area 4 (PA4), the Rural Planning Area; and Planning Area 4B (PA4B), the Environmentally Sensitive Planning Area (PA4B). The primary purpose of the PA2 designation is to provide for much of the State's future development while promoting growth in Centers and other compact forms. The PA2 encourages the protection of natural resources and the revitalization of cities and towns. The major thrust of the PA4 and PA4B designations is to encourage the preservation of rural and environmentally sensitive areas and farmland and to promote the expansion of existing villages and hamlets by channeling development away from rural and environmentally sensitive areas to areas in and around existing villages and hamlets and/or new villages and hamlets.

³ Washington Township Public School District, <http://www.wtpsmercerc.k12.nj.us/wtpsd/site/default.asp>, 2006

Figure 3.



Since 2004, Mercer County has facilitated the current cross acceptance process for the SDRP in which Washington Township participated. The Township recommended development activity be concentrated at Town Center, the Gordon Simpson tract, and the PCD zone adjacent to the New Jersey Turnpike. Additionally, the Township suggested completing the greenbelt around Town Center. In an attached letter to the Cross Acceptance Survey, the Township discussed their desire for an amendment to the Sewer Service Area boundary to allow for the development of the Gordon Simpson tract. The State Planning Commission anticipates concluding the cross acceptance process in late 2006.

- The Mercer Regional Chamber of Commerce, in collaboration with the Greater Mercer Transportation Management Association (TMA), is working with Washington Township, West

Windsor Township, Hamilton Township, Mercer County, and the State of New Jersey to create a vision for the Route 130 corridor in Mercer County. The planning process is currently underway with completion anticipated in early 2007.

- New stormwater regulations were promulgated by the State and will be enforced by the New Jersey Department of Environmental Protection (NJDEP). These regulations will impact how a community plans to address water quality issues and implements stormwater controls for improving water quality and reducing downstream flooding.
- In December 2004 the New Jersey Council on Affordable Housing (COAH) adopted new affordable housing obligations for all municipalities in the State. Washington Township submitted its third-round Housing Element and Fair Share Plan in 2005.

5.0 Recommended Goals and Objectives

Based on discussions under Section 2.0 and Section 3.0 of this document, the following goals and objectives are set forth the 2006 reexamination report:

5.1 Heritage Goal

Where feasible, protect the rural character, the rural quality of life, and the cultural heritage of the Township.

5.1.1 Objectives

- Promote the preservation of natural open spaces, stream corridors, wetlands, view sheds, forests, and the quality of water and air.
- Promote the preservation of historic sites and buildings within the proposed Historic Overlay Zone.
- Where appropriate, encourage the adaptive reuse of historic buildings.
- Plan the pattern of future development so that traffic does not adversely affect the existing character within the Township.
- Establish planning and design standards so that new developments are of a scale that is compatible with the Township's historic and rural character.
- Promote a variety of housing types and sizes, including a variety of house lot sizes.
- Continue to take steps to direct growth in a way that discourages sprawl types of development.
- Encourage the provision of passive open space in residential development.
- In large residential developments and in Town Center, promote the provision of small community parks that are accessible to the whole Township community.

5.2 Commerce Goal

Encourage new commercial development and redevelopment projects in designated areas of the community thereby balancing new development and ratables with the needs of the community.

5.2.1 Objectives

- Encourage the redevelopment of specific areas along Route 130.
- Promote retail and office development that is at a pedestrian-scale and that is aesthetically-pleasing to the public through the use of architecture, landscaping and buffers, and by adopting on-premise sign regulations which promote safety and prevent sign proliferation.
- Continue to support the development of the Town Center concept and uses that are mutually supportive and integrate residential, office, and commercial land uses at appropriate locations within the Township.
- In an effort to attract national retailers to Town Center, research methods to provide additional parking within and adjacent to Town Center.
- Encourage the development of “flex” uses in specific areas. “Flex” uses are buildings that contain a certain percentage of a light industrial or warehouse use and the remaining percentage is devoted to commercial uses.
- Due to environmental constraints in the commercial areas of the Township, encourage vertical patterns of commercial development versus linear commercial development patterns.
- The Township should endeavor to create a sustainable economy for the Township by taking steps to assure that housing development is balanced with new commercial development.
- Recognize the Trenton-Robbinsville Airport as an economic asset to the Township, but ensure a balance with the needs of the adjacent residential and commercial properties. Preserve the rural character and quality of life to the Airport’s residential neighbors.

5.3 Linkages and Edges Goal

Connect centers, neighborhoods and other destinations. Improve the quality and legibility of the Township’s network of roadways, trails, and gateways. Create appropriate edges, barriers and buffers to distinguish agricultural or preserved lands from developing areas, creating an enduring landscape which minimized land use conflicts.

5.3.1 Objectives

- Promote the development of linear regional trails along the Assunpink Creek, Miry Run, and Bear Brook Creek in conjunction with the surrounding municipalities and counties by

requesting conservation easements during the development review process and by supporting public acquisition efforts of adjacent parcels.

- Encourage sidewalks, where deemed applicable, within all residential developments and along the primary access roads.
- Promote interconnecting bicycle and walking trails throughout the Township. Develop a plan for the trails that acknowledges intermittent development patterns, neighborhood resistance to trails that run between or adjacent to private property, private property restrictions, and environmental constraints.
- Promote patterns of development that will eventually facilitate the use of public transportation.
- Establish visual and operational design criteria for roadways that encourages the use of street trees and appropriate landscaping.
- Recognize and define the Trenton-Robbinsville Airport's development constraints, and the environmental impacts on adjoining properties.
- Continue to work to ensure that the fire department can respond to meet acceptable insurance industry standards to all areas of the Township, and to encourage the creation of streets and cut-throughs for the exclusive use by emergency vehicles.

5.4 Infrastructure and Sustainability Goal

Balance the investment in infrastructure against the other goals and policies of the Township Master Plan and ensure that such infrastructure enhances the quality of life within the Washington Township community.

5.4.1 Objectives

- Work with various public agencies to help identify the future needs of public facilities and lands; if necessary, take steps for early acquisition of those lands
- Encourage the necessary infrastructure improvements to help the Township provide housing and services for the entire population.
- In conjunction with the Washington Township Department of Public Works and the County of Mercer, promote the recovery of recyclable materials from solid wastes.
- Consider adopting ordinances which encourage the use of buildings and landscape materials that promote energy efficiency and that are environmentally sensitive in their manufacture and use.
- Continue to work with Mercer County to coordinate public open spaces with a larger regional plan for conservation and recreation.

- Encourage the submission of a Traffic Impact Statement (TIS), Community Impact Statement (CIS), and Environmental Impact Statement (EIS) with all new development applications within the Township. The Township should consider reviewing and updating its requirements for the TIS, CIS, and EIS in an effort to make the documents more effective and useful to the Planning and Zoning Boards. Additionally, for development applications in adjoining communities that could affect the Township, request review of appropriate documentation.
- Continue to support the Township's commitment to provide recreational and cultural facilities and programs that are designed to accommodate the needs of residents of all ages.

5.5 Community Goal

Encourage a sense of “one community” throughout the Township, where all the separate areas and neighborhoods feel connected to the Township, and where the designs of individual homes, businesses, and shops, promote their connections to each other and to their adjacent neighborhoods.

5.5.1 Objectives

- Discourage site design proposals that isolate residents by buffers, berms and reverse frontages.
- Design and develop land uses to ensure compatibility and appropriate transitions as well as uses that vary in scale.
- Continue to support the development of Town Center as place where people of all ages can live, and can circulate easily to join in community life.
- Encourage the creation of jobs in the Township which can easily be filled by residents of all ages.
- Continue to advance the creation of community parks and recreation areas.

6.0 Specific Recommendations

6.1 Introduction

In order to meet the changing needs of the Township and to address the Goals and Objectives set forth in this reexamination report, the Planning Board makes the following recommendations to specific elements of the 2000 Master Plan. Please note that due to the amount of recommendations for the Land Use Element a separate Land Use Element Amendment is proposed and included as Section 7.0 of this reexamination report.

6.2 Historic Preservation Element

Two prominent recommendations set forth in the 2000 Historic Preservation Element were to develop ordinances intended to preserve historically significant landmarks and to provide for a historic preservation review process for parcels proximate to, or part of, a development application. In an effort to implement these recommendations, the Township introduced and adopted an ordinance in 2006 creating a Historic Overlay Zone and a Historic Preservation Subcommittee.

The Historic Overlay Zone encompasses the Village of Windsor, the Hamlet of New Canton, and the Hamlet of New Sharon. The 2000 Historic Resources Inventory includes these areas but does not specify the blocks and lots that are encompassed. Upon adoption of this reexamination, the Historic Resources Inventory will include these areas by block and lots as follows:

- Village of Windsor: Lots 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54 and 55 in Block 10; Lots 1.01, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37 in Block 11; Lots 1.01, 3, 4, 5, 6, 6.01, 6.02, 7, 8, 9.01, 9.02, 10 and 11 in Block 12; Lots 1, 2, 3, 4, 21, 22, 23, 24, 25, 26.01, 28.01 and 31 in Block 13; Lots 2.01, 2.02, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 70, 75 and 75.01 in Block 14.
- Hamlet of New Sharon: Lots 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 37, 39, 40, 44, and 45 in Block 44.
- Hamlet of New Canton: Lots 9, 10 and 23 in Block 41.

6.3 Circulation Element

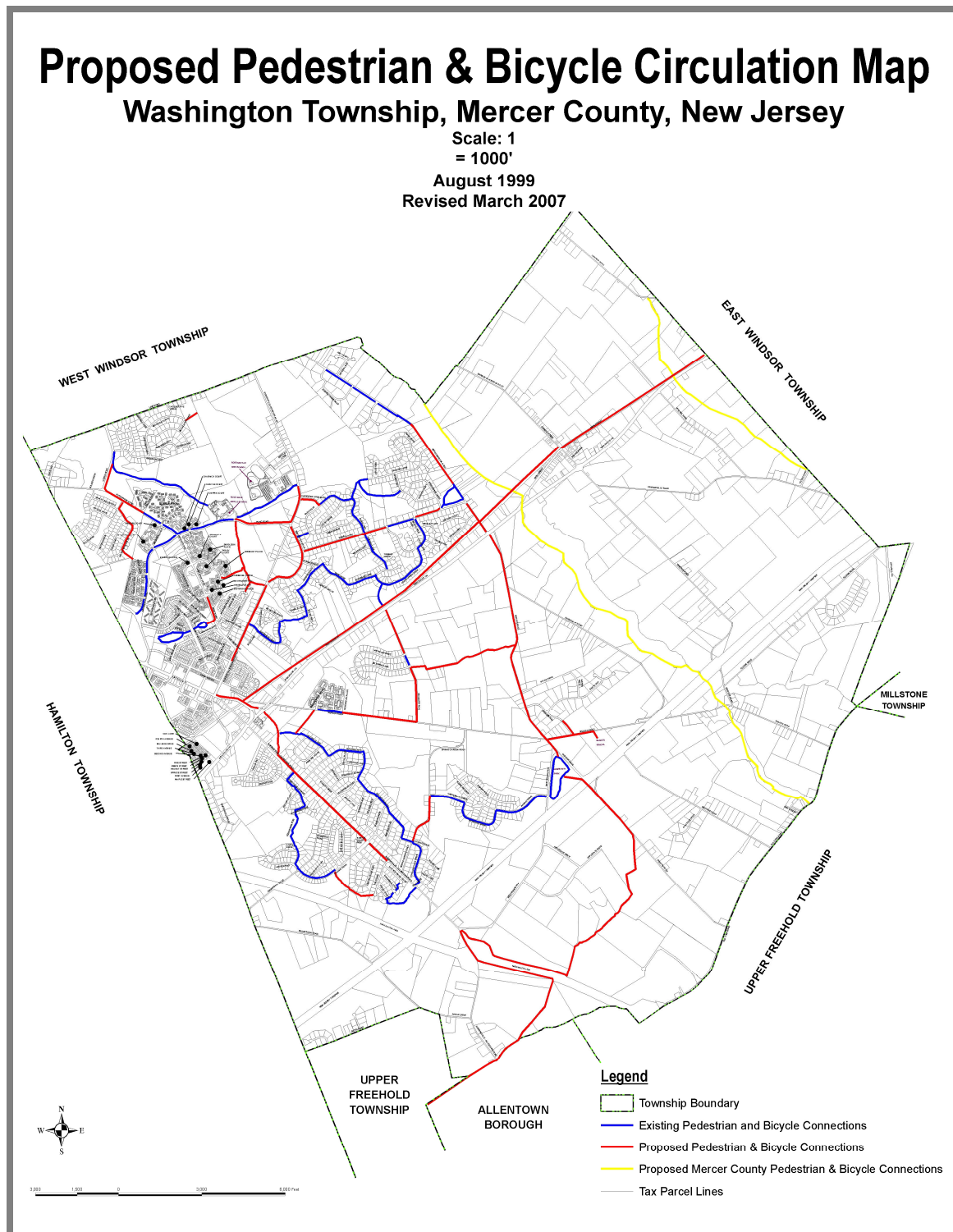
The 2000 Circulation Element included considerable discussion of the development of trail and greenway network throughout the Township. The Township was urged to establish a coordinated system of trails and other facilities to assure Township residents that they will have a variety of facilities on which to walk or bicycle to all Township attractions. However, due to intermittent development patterns, neighborhood resistance to trails that run between or adjacent to private property, private property restrictions, and environmental constraints, the feasibility of the trail and greenway network proposed is severely compromised.

Objectives of this reexamination report include promoting interconnecting bicycle and walking trails throughout the Township and encouraging sidewalks, where deemed applicable, within all residential developments and along primary access roads. In order to meet these objectives, the trail and greenway map should be updated to reflect feasible and sensible connections. Figure 4 below illustrates possible linkages and connections which could realistically be implemented. Also, illustrated on Figure 4 are possible connections with Mercer County's plan for regional walking and bike trails. However, Mercer County has not formally determined the alignment of their proposed paths so at this point the Township can only estimate the locations of the Assunpink Greenway Trail and the Bear Brook Greenway Trail. The County has proposed two other trails, the Robbinsville Industrial Track Rails-to-Trails and the Hutchinson Park Trail, which are being jointly pursued by the County and the Township. Additionally, it should be noted that while this reexamination report encourages the creation of a contiguous north-south trail along the former Camden and Amboy right-of-way (ROW), in locations

where the ROW crosses the frontage of a property and could therefore hinder commercial development along Route 130, the trail should deviate from the ROW and be located at the rear of the property.

Please note that because Town Center, as a whole, is connected via trails, paths, and sidewalks, only linkages to Town Center from surrounding areas are depicted on Figure 4. Figure 4 should supersede the "Trails and Greenways" map on page VII-27 of the 2000 Circulation Element.

Figure 4.



As illustrated above on Figure 4, in order for the entire Township to be linked by pedestrian and/or bicycle trails, a safe and efficient method to cross Route 130 needs to be provided. This reexamination report recognizes that it is at the intersections, where the paths of people, cyclists, and vehicles come together, which can be the most challenging part of negotiating a pedestrian and bicycle network. If pedestrians and/or cyclists cannot cross the street safely, then mobility is severely limited, access is denied, and walking or biking as modes of travel is discouraged.

Facilitating safe and efficient pedestrian access across Route 130 is vital to the success of the proposed pedestrian and bicycle circulation network. Additionally, Route 130 separates Town Center and the existing library and senior center, two hubs of Township activity, therefore, in order to truly make "Town Center" a center, pedestrian accessibility is fundamental.

The 2000 Master Plan recommends construction of a pedestrian bridge from the existing municipal complex across Route 130 between existing Route 33 and Route 526. The purpose of this bridge is to establish a pedestrian connection between the east side of Route 130 with the west side of Route 130 allowing circulation from the east to Town Center and from Town Center to the municipal complex. However, due to the possible relocation of the municipal building (see Section 7.6), the costs and maintenance associated with a pedestrian bridge, chronic low pedestrian usage of such bridges throughout the country, and the possible redevelopment activity along Route 130 (see Section 7.5) this reexamination report considers other pedestrian crossing options.

In lieu of providing a pedestrian bridge, the Township should work with the New Jersey Department of Transportation (NJDOT) to develop design guidelines for intersections that are responsive to the needs to pedestrians, which can be followed whenever new intersections are built or when existing intersections are being improved or reconstructed.

The Township has identified the following existing intersections which when improved or reconstructed need to be redesigned to be better responsive to the needs of pedestrians and cyclists:

- Route 526 and Route 130
- Woodside Road and Route 130
- Meadowbrook Road and Route 130

The design guidelines should propose pedestrian enhanced crossings at these intersections. These types of crossings not only provide a safe, efficient, and cost-effective method to cross wider roadways but also can provide visually appealing aesthetics that help to create a sense of place along the roadway.

In order to create pedestrian enhanced crossings, landscaped pedestrian refuge islands, as shown below in Photos 1 and 2, should be utilized. Refuge islands are commonly found along wide, multi-lane streets where adequate pedestrian crossing time could not be provided without adversely affecting the traffic flow. These islands provide a resting as well as a safety area for pedestrian caught in the street when a signal changes. Pedestrian refuge islands should be appropriately landscaped and aesthetic elements such as marked paving, street furniture, and lighting could also be provided.

Photo 1.



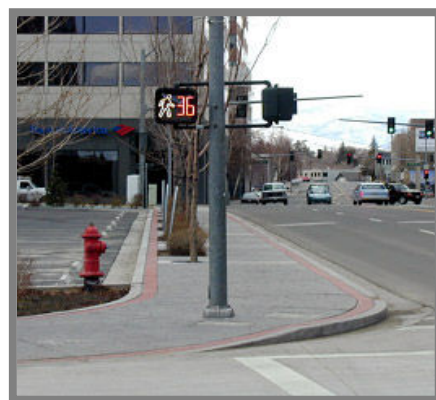
Photo 2.



Additionally, textured crosswalks, using non-slip brick or pavers, should be employed at each crossing. As shown above in Photos 1 and 2, textured crosswalks are more visible and can also raise drivers' awareness through increased noise and vibration. Crosswalk illumination measure should also be considered. Good placement of lighting and adequate lighting levels can enhance and environment for walking, as well as increase pedestrian safety and security.

Signal enhancements can greatly benefit pedestrians and should also be considered. These include automated pedestrian detectors, larger traffic signals to insure visibility, and countdown signals (refer to Photo 3), as well as signal placement, so that motorists waiting at a red light cannot see the signals on the cross street and anticipate the green indication.

Photo 3.



Incorporating either a pedestrian bridge or pedestrian enhanced crossings is necessary to create walking and bicycle links to Township schools, recreation areas, and open spaces, and between the various neighborhoods.

6.4 Utilities Element

In order to accommodate the proposed development of the Gordon Simpson tract, which not only provides mixed-use development including age-restricted and affordable housing but also helps to establish Route 130 as a viable commercial corridor, the Sewer Service Area boundary should be extended to the Gordon Road village and other areas that will be reflected in the TDR Analysis that is currently underway. Additionally, if the pending TDR analysis recommends additional "centers", the Sewer Service Area boundary should be extended to service the designated areas.

This document also endorses the physical extension of Township sewer lines in order to promote commercial development in selected areas throughout the Township. The Municipal Utilities Authority (MUA) should work with the Township, specifically the Community Development Director, along with the Planning & Zoning Boards to prioritize extension projects and create a timeline for expansion.

6.5 Community Facilities Element

The 2000 Community Facilities Element reviewed and analyzed the following municipal facilities and services:

- Administration and government
- Police services
- Fire protection
- Public works
- Emergency services
- Public library
- Senior center
- Municipal Utility Authority
- School Facilities

As stated in the 2000 Master Plan, the Township, community facilities are the focus of civic life where residents from separate areas and neighborhoods feel connected to the Township.

The information contained below in sections 6.5.1 through 6.5.4 shall serve as supplements to the Administration and Government section, the Police Service section, the Fire Protection section, and the School Facilities section. Section 6.5.5 shall serve as an addition to the 2000 Community Facilities Element.

6.5.1 Administration and Government

The 2000 Community Facilities Element discussed the possible need for an addition to the existing municipal building. A facility needs analysis has not been completed. However, since, as discussed in Section 4.0 of this reexamination report, a high level of mold was discovered in the municipal building forcing the temporary relocation of Township offices and the municipal court., this reexamination report recommends prior to securing permanent facilities, a facility needs analysis be conducted.

The facility needs analysis should consider the number of employees in each department or division, storage requirements, parking needs, and court operations.

6.5.2 Fire Services

In 2006, a comprehensive evaluation of the fire protection services in the Township was completed, and the department will be folded into the Township's Department of Public Safety on January 1, 2007. The evaluation revealed that there are sections of the Township that the fire department cannot respond to within acceptable insurance industry standards. The Township should determine what measures need to be implemented to insure that all township residents are equally protected. Measures such as, the construction of new firehouse or the dedication of streets exclusively for emergency access, should be considered.

6.5.3 School Facilities

The 2000 Community Facilities Element contained a public school facilities analysis that was developed in school year 1999-2000. Due to the increased enrollment experienced since 2000, it is anticipated that additional facilities will be needed in the immediate future. The Superintendent of Schools was

contacted by the Director of Community Development in an effort to consider the future needs of the school district in this reexamination report. Please see Appendix A for copies of this correspondence.

Correspondence with the Washington Township Board of Education revealed that over the past five years, enrollment has increased at every grade level, with significant increases in the elementary grades and kindergarten. Overall, enrollment has increased over 37%. This trend in enrollment shows no sign of slowing down; between 2005 and 2006 there was an increase of sixty-two (62) students enrolled in kindergarten. As a consequence of the continued rise in enrollments, the Board of Education is employing temporary classroom facilities at Sharon School and is currently considering options for expanding school facilities.

While the Board of Education has not made any definite decision regarding future facilities and infrastructure needs, they do acknowledge that within the next six years a new facility will be needed to house students. It is anticipated that an Educational Facilities Master Plan will be prepared. Currently, the Board is conducting a demographic study, which when completed will be circulated to the Planning Board and the Township Council.

Although the Board of Education is responsible for planning all public school related facilities, there should be coordination between the Board's plans and the Township's plans. Additionally, the Planning Board should consider the findings of the demographic study and recommendations set forth in the Educational Facilities Master Plan during future amendments to the Community Facilities Element.

6.5.4 Comprehensive Facility Assessment Document

In order to consolidate the data compiled by the various community agencies or facilities, a "Comprehensive Facility Assessment Report" should be issued every six years. This document could serve as a guide for future capital and land use planning. Currently, each agency or facility conducts their own needs analysis but there is very little communication between the agencies or facilities. A consolidation of the each agency's or facility's needs will be more effective and efficient in terms of funding, planning, and space allocation. Additionally, this report will help inform decisions made by the Township Council, Planning and Zoning Boards, and the Department of Community Development.

6.6 Park and Recreation Facilities Element

An objective of this reexamination report is to continue to support the Township's commitment to provide recreational and cultural facilities and programs that are designed to accommodate the needs of residents of all ages. In an effort to help meet this objective, the Township should encourage recreational facilities by requiring either onsite recreation in all new residential developments or request the developer make a contribution to the Township's recreation trust fund. The Township recognizes that some residential developments are too small to accommodate a recreation area and a contribution to the recreation trust fund would better serve the Township residents.

Please note that above recommendation shall be an addition to the existing Park and Recreation Facilities Element.

7.0 Land Use Element Amendment

7.1 Introduction

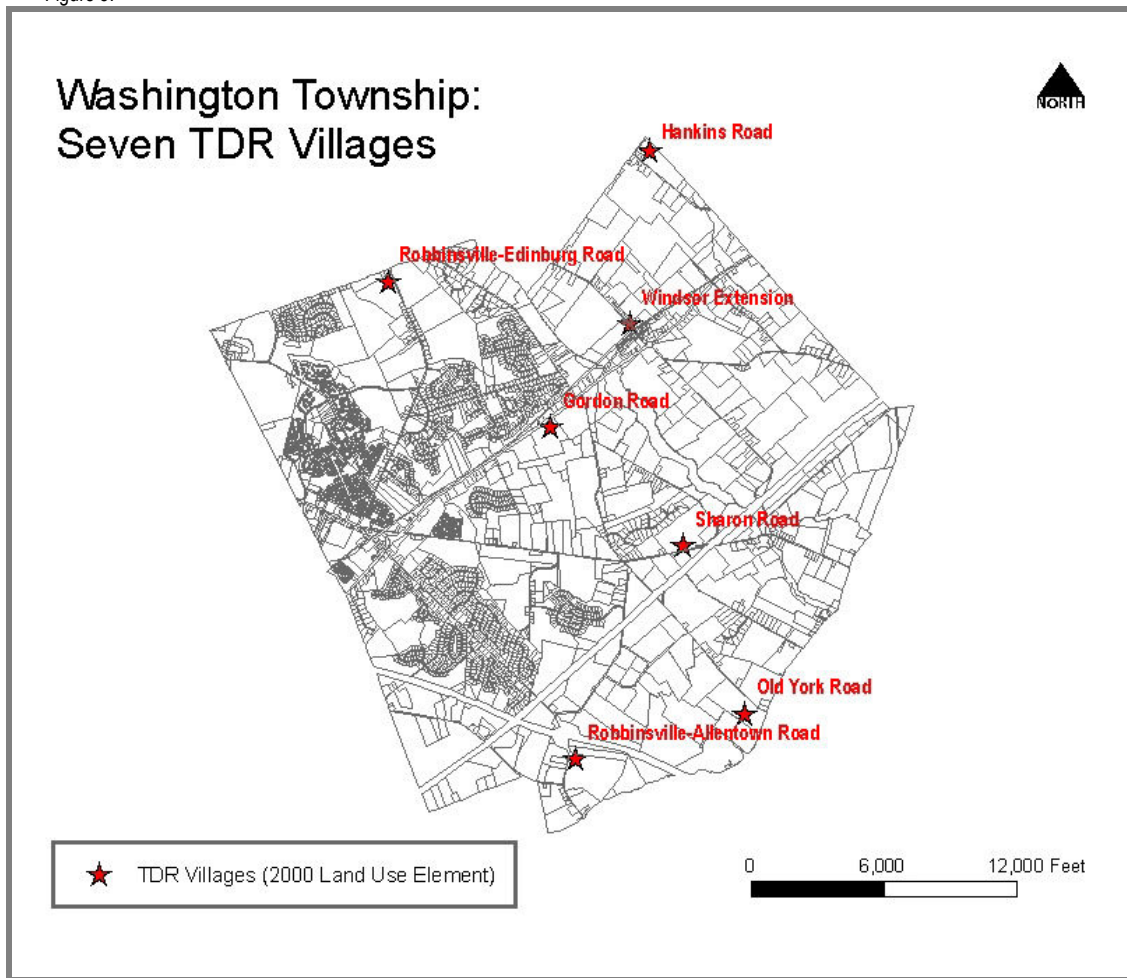
It is the intent of this Land Use Element Amendment to supersede any parts of the 2000 Master Plan that are inconsistent herewith, including any portions of the Introduction, Open Space Element, Conservation Element, Farmland Preservation Element, Park and Recreation Facilities Element, Historic Preservation Element, Utilities Element, Community Facilities Element and the Circulation Element, to the extent of such inconsistencies.

7.2 Transfer of Development Rights (TDR) Villages

One of the primary focuses of the 2000 Land Use Element was the creation of seven Transfer of Development Rights (TDR) villages. Specifically, the Land Use Element envisioned residential development on smaller lots that was reflective of their rural locations and their proximity to large open farm lands. The streets, in general, were to be arranged in a compact grid-like pattern enabling residents to “walk around the block”, no matter what the street layout is like, which can help promote a sense of community in the village. Front porches and common open space or a village green were encouraged as further means to promote community interaction. Finally, farmland and/or preserved open space should be contiguous to the village and the views from the roadways outside the village must appear open and rural.

Figure 5 illustrates the location of the proposed seven TDR villages.

Figure 5.



Source: Washington Township 2000 Master Plan, Washington Township GIS Data, 2005

The locations of the villages were selected due to their location in the Township, the presence of available land for development, and proximity to open space and/or farmland. Most of the villages are situated within the Rural Residential (RR) zone. However, many of the villages were situated outside of the Sewer Service Area boundary which makes compact style development difficult and most likely either a sewer service amendment or an on-site disposal system would be required. As a result, only one of the seven villages, Gordon Road⁴, is proposed for development consistent with the guidelines set for the in the 2000 Land Use Element. It should be noted that a sewer service amendment is required for this development to continue forward. Additionally, an assessment of the other proposed villages revealed the following:

- Robbinsville-Edinburg Road – Due to surrounding development, this location is no longer feasible for a village.

⁴ The proposed Gordon Road village encompasses the Gordon Simpson tract. The development referenced in this section is the above-mentioned development for the Gordon Simpson tract.

- Sharon Road – The parcels within this proposed village have either been preserved or developed under the existing zoning.
- Windsor Extension – The tracts identified in the historic Village of Windsor have recently been acquired by Mercer County and are designated for preservation.
- Old York Road – The parcels within this proposed village have been developed under the existing zoning.
- Hankins Road – The parcels within this proposed village have been developed under the existing zoning.
- Robbinsville-Allentown Road – A village in this location is no longer feasible. The surrounding land uses are predominately light industrial. A detailed evaluation of this area is discussed in Section 7.4 of this Amendment.

It should also be noted that the Township had successfully completed its initial TDR program prior to the 2000 Master Plan, and is in the process of performing an analysis to determine if a revised version of the “village” TDR program discussed above or a variation of a TDR program, such as non-contiguous density transfer program, is still feasible in the Township. A portion of this analysis will be a comprehensive build-out analysis to see if realistic sites exist as sending or receiving areas and to also examine if additional center designations are needed.

Therefore, it is the intent of the this Amendment to repeal the TDR village concept in its current form, with the exception of the proposed village at Gordon Road, from the Master Plan and to encourage the Township to implement the findings, where applicable, of the pending TDR analysis.

7.3 Zoning Districts

There are currently twenty (21) different zoning districts in Washington Township, including the newly created Mixed-Use/Age-Restricted Conservation Development Zone and the Historic Overlay Zone. The following section will discuss the two newly created districts, recommend changes to the existing zoning districts, and propose a new zoning district for the commercial area immediately outside of the existing Town Center.

7.3.1 MU/ARCD – Mixed-Use/Age-Restricted Conservation Development Zoning Designation

In order to create a zoning district which would permit the establishment of a mixed-use/age restricted conservation development with the objective to provide a mixed-use development of age-restricted housing integrated with non age-restricted units combined with appropriate intensities of commercial and other non-residential uses, the Township passed a zoning amendment creating the Mixed-Use/Age-Restricted Conservation Development Zone (MU/ARCD). The Township also feels that this zone will help to create a more “blended” organic community on one or more sites in proper locations as recommended by the 2000 Master Plan.

The MU/ARCD zone is located at the site of the Gordon Road village (as shown above in Figure 5). As briefly discussed above, a development, which is designed to meet the village guidelines set forth in the 2000 Master Plan, is proposed for the Gordon Road village. The proposed layout concentrates the commercial and office uses at the intersection of Route 130 and Gordon Road. The residential development, which includes age-restricted and non-age restricted units, will respect the existing wetlands and natural buffers by clustering the dwelling units into walkable neighborhood blocks around a central wetlands preservation area with several access points along Gordon Road. Additionally, the

layout will include 60 affordable residential multi-family rental units, which will help meet the Township's Round Three COAH obligation. A neighborhood "YMCA" or community center is also proposed for the site. The proposed development is confined to approximately 25% (100+ acres) of the entire property and the remaining 75% (320 acres) will remain as open space and viable agricultural fields. The proposed open space area would provide both passive and active recreation opportunities in the geographic center of the Township.

7.3.2 HO – Historic Overlay Zoning Designation

As discussed in Section 6.2 of the Master Plan Reexamination, an ordinance was introduced and adopted creating a Historic Overlay Zone (H-O). The purpose of the ordinance is to protect, enhance, and perpetuate especially noteworthy examples or elements of the Township's historic character and environment in order:

- to safeguard the heritage of the Township by preserving resources which reflect elements of its cultural, social, economic, architectural and agrarian history;
- to encourage the continued use of historic sites and to facilitate their appropriate use;
- to maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, site objects, hedgerows, vistas, and tree stands within the Township;
- to manage change by preventing alteration or new construction not in keeping with any historic district;
- to discourage the unnecessary demolition of historic and cultural resources; and
- to promote the conservation of historic and cultural resources.

The H-O zone includes the Village of Windsor, the Hamlet of New Canton, and the Hamlet of New Sharon. The ordinance established a Historic Preservation Subcommittee and established standards and a review process for development applications requiring examination by the subcommittee. Additionally, in an effort to ensure the historic integrity of the Township, this Amendment recommends notifying the Historic Preservation Subcommittee of all development applications submitted to the Township. The Subcommittee will have the opportunity to provide comment to the Planning and/or Zoning Boards on each application; however, the Boards are not required to follow the Subcommittee recommendations.

7.3.3 RR – Rural Residential Zoning Designation

Zone Name: The 2000 Master Plan recommended changing the name of this district to Rural Agriculture. Based on development patterns and trends, this Amendment recommends continuing to classify this zone as Rural Residential. As shown below in Figure 6, there are very few large tracts of land available left for development, as such the land use within the district is more rural residential in character than rural agricultural. Also, it should be noted that over the past six years, the Township has aggressively pursued public and private funding and State and County assistance to preserve open space lands within this zone.

District Regulations: An informal build out analysis of unimproved parcels within the RR zone was performed in conjunction with the drafting of this Amendment. The analysis, which calculated the number of possible residential lots remaining, considered environmental and other development constraints. The analysis revealed that a maximum of 150 new residential single-family dwelling units could be constructed⁵. The analysis further revealed that there were very few large parcels available for major subdivision development. Considering the lack of available land for development within the RR zone, this Amendment recommends not altering the existing bulk and area regulations. However, if the TDR analysis reveals that there is an opportunity for the implementation of development transfer techniques involving some of the remaining parcels within the RR zone every effort should be made to amend the land use regulations accordingly.

⁵ Office of the Director of Community Development, Washington Township, 2006

Figure 6.



7.3.4 ORH – Office Research, Hotel Zoning Designation

Permitted Use: Based on trends in the development of warehouse and office space, it is recommended that a new use be added to the list of the permitted uses for the ORH – Office Research, Hotel District under Section 142-24.B of the Washington Township Zoning Ordinance. Specifically, it is recommended that “Flex Buildings” be added to the list of permitted uses. Additionally, design standards should be provided in Section 142-24G, a new section, for all flex buildings, including façade treatment, landscaping, and lighting.

Design Standards: In addition to adding a new use to the ORH zone, it is recommended that a new zone-wide design standard be added to Section 142-24.F. In order to promote a cohesive look to the buildings within the zone, a campus-style design should be encouraged. A campus-style design would ensure that the buildings efficiently utilize the land and circulation patterns are well-connected and not haphazard. Additionally, the suggested design standards set forth below in Section 7.4 should be considered and potentially incorporated into the ORH regulations.

7.3.5 OC-2 – Office/Commercial Zoning Designation

Parcel-Specific Zoning Map Recommendations: Block 28, Lots 3.01, 5, and 6, which are located along Sharon Road adjacent to a large tract of preserved land and opposite a parcel classified at OC-2, are currently within the Low Density Residential District (R1.5) (refer to Figure 7 below). It is believed that residential land uses are no longer appropriate for this area, particularly given the boundaries of the Airport Hazard Safety Overlay Zone (AC) include these parcels, and the close proximity of other commercial zoning districts. It is recommended that these parcels be zoned for commercial development. This is more compatible with the regulations of the AC zone and will provide opportunities for commercial and economic development proximate to Route 130. This will be consistent with one of the goals of the Master Plan Reexamination, which is to encourage new commercial development and redevelopment projects in designated areas of the community thereby balancing new development and ratables with the needs of the community.

7.3.6 TC – Town Center Zoning Designation

Design Regulations: At current there are 4 TC zoning distinctions. Along with the proposed redevelopment of the Route 130 Corridor, the Township recommends amending the TC District to include another distinction for the parcels currently zoned TC along Route 130 as well as parcels along Route 33 bounded by Robbinsville Edinburg Road to the west and Route 130 to the east. The goal is to have this area act as a transition from the 2-4 story structures throughout the rest of Town Center and the development along Route 130. To this end, this re-examination recommends no change of use from those permitted throughout the rest of Town Center but a height restriction of no more than 3 stories.

7.3.7 HC – Highway Commercial Zoning Designation

With the planned extension to the Sewer Service Boundary, the Township is seeking to provide a cohesive land use scheme to the entire corridor. In order to create a zoning district encompassing the majority of Route 130, the Township recommends the creation of an HC – Highway Commercial Zone, replacing the existing OC-1 & OC-2 Office Commercial Zoning Districts as well as other neighboring parcels (Figure 8). The goal of this new district is to encourage attractive and site specific commercial

developments throughout the entire length of Route 130, identified as the Township's main commercial corridor.

The uses are mostly consistent with those allowed within the OC-1 & OC-2 Zoning Districts, with a few modifications, provisions and additional design standards. Land use standards for the new HC Highway Commercial Zone include but are not limited to the following:

Permitted Uses:

- Retail
- Restaurants, including drive-in
- Office, general & medical
- Business or professional services

Conditional Uses:

- Hotels with a 100 room minimum & restaurant
- Gas stations with convenience stores of over 2,500 sf
- Churches or houses of worship

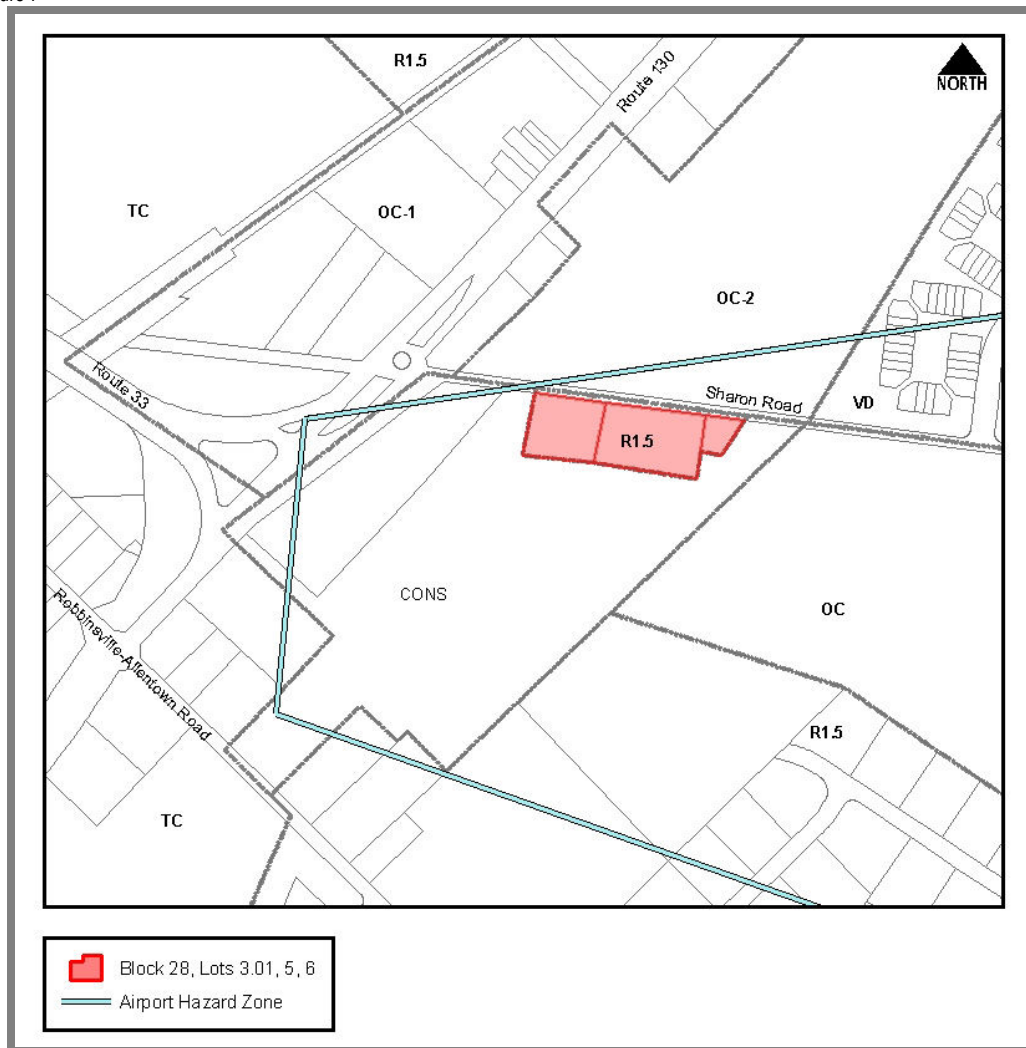
Prohibited Uses:

- New or used sales or rental of motor vehicle lots
- Automotive repair without a parts store being greater than 50% of the total square feet
- Motels
- Gas Stations
- Adult Book Stores
- XXX Movie Theaters
- Paraphernalia Stores
- Junk Yards
- Massage Parlors

VC – Village Commercial Zoning Designation

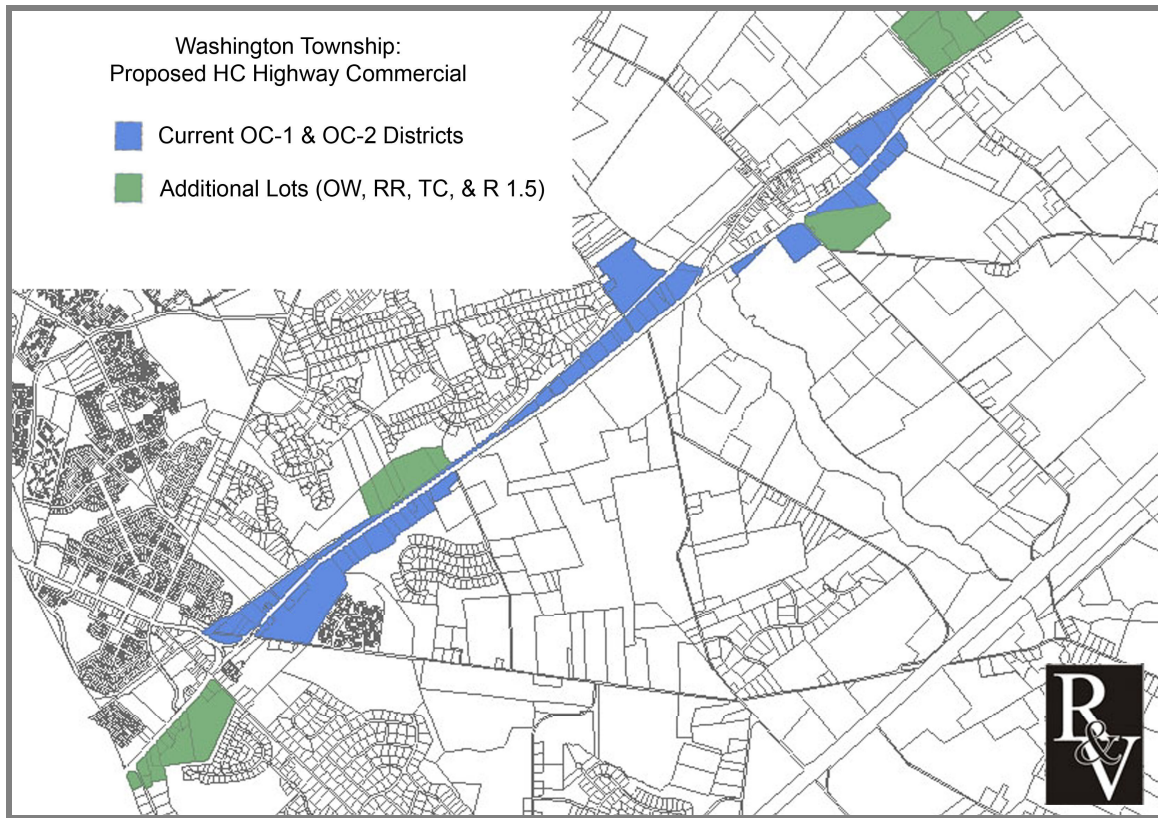
In addition to the HC Highway Commercial Zone along Route 130, a portion of the former OC-1 & OC-2 zones as well as a portion of the RR Rural Residential zone along Main St. is recommended to be rezoned into the VC – Village Commercial Zone. To take advantage of the surrounding historic communities adjacent to this area, it is recommended that a new zoning district be created that encourages smaller lot sizes contributing to a more friendly pedestrian scale environment. Design standards for this district should be extensive and liberally enforced in order to create a unique sense of place with offices and retail for both residents and visitors to explore.

Figure 7



Source: Washington Township GIS Data, 2005

Figure 8



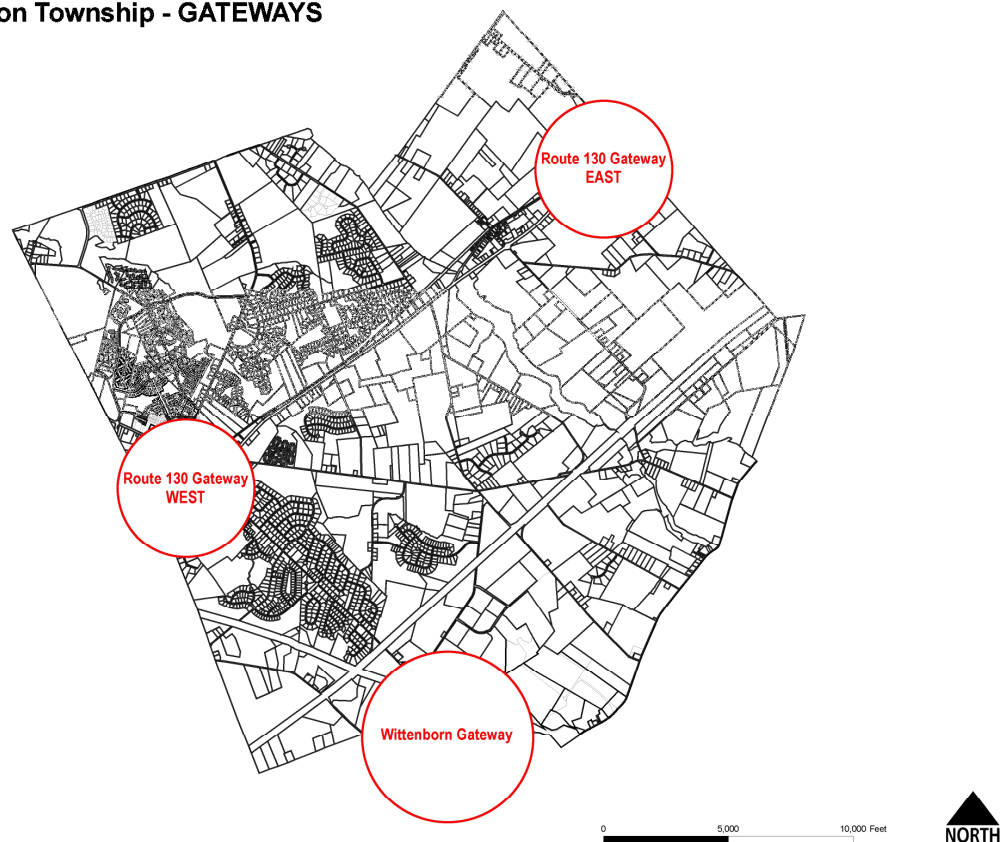
Source: Washington Township GIS Data, 2005

7.4 Gateways

While there are many gateways into Washington Township, this Amendment focuses on the remaining commercially viable gateways. As shown on Figure 9 below, there are three gateways, which while they present an opportunity for development it is fundamental that if development should happen, all efforts to guarantee appropriate gateway treatment be utilized.

Figure 9

Washington Township - GATEWAYS



Source: Washington Township GIS Data, 2005

The gateways on Route 130 welcome residents and visitors to one of the primary commercial corridors in the Township whereas the “Wittenborn” gateway reminds residents and demonstrates to visitors the rural history of the Township. In order to maintain the rural feel and open vista of the “Wittenborn” gateway, this Amendment encourages the preservation of the “Wittenborn” property. However, this Amendment recognizes the development pressures facing the “Wittenborn” property, and therefore, supports commercial development (as described in greater detail below) as long as the existing farmhouse is preserved and the open vistas are incorporated into such development.

The 2000 Land Use Element had listed the “Wittenborn” gateway as a potential TDR village (the Robbinsville-Allentown village). However, as discussed above in Section 7.2 and in greater detail below, a village in this location may no longer be feasible. The “Wittenborn” gateway is currently within the Rural Residential – Transition District (RR-T1) and is bordered to the northeast by parcels zoned Office, Research, Hotel District (ORH), to the east and northwest by parcels zoned Rural Residential (RR), to the south by Allentown Borough, and west by Upper Freehold Township. The surrounding development in Upper Freehold Township is primarily light industrial uses. Due to the surrounding land uses, the “Wittenborn” could play a key role as a transitional zone between the Rural Residential and light industrial uses. Also, due to its size and the current demand for office and/or flex space within the Township, any development should be allowed to proceed in phases in order to avoid creating a glut of empty office space within the Township.

Any rezoning of the “Wittenborn” parcel should incorporate design standards to ensure the gateway remains intact. Building design standards should be provided to ensure overall high quality building and the maximum size for a building footprint should be 10,000 square feet. Also, as stated above, the existing farmhouse should remain and adaptive reuse of the structure encouraged. Finally, a campus setting should be supported and the exterior appearances of the buildings should complement the character of the area.

Design standards to consider include but are not limited to:

- Architectural Interest: To provide architectural interest, create a three dimensional effect and further reduce the visual scale and impact of a building. The following techniques should be used:
 1. A height restriction should be placed on any proposed development in order to ensure that the development be compatible with the existing historic structure.
 2. Variations in building treatment should be liberally used and should include painted panels, reveals, awnings or canopies, all openings, wall texture changes, changes in building height and variations in roof lines.
 3. Architectural treatments which provide vertical and horizontal effects to the façade should be utilized.
 4. Buildings entries and building corners should be readily identifiable through the use of canopies, marquees, architectural treatment and through the use of different materials, such as glass.
 5. Extensive use of small-scale elements, such as planter walls and hedges should be provided particularly around building entrances.
 6. The front and two side elevations of all buildings and structures should be constructed of a high quality aesthetic material, such as brick, architectural block, or architectural precise concrete.
 7. Roofs should be designed to minimize their visual impact to residential neighborhoods and from public rights-of-way.
 8. The location of any buildings and any associated parking areas should consider the visual impact to the gateway. Every effort should be made to ensure the buildings are sited to preserve the existing visual environment.
- Color and Texture: To provide a visually pleasing building the following but not limited to techniques should be used:
 1. Texture patterns should be provided to create shadow patterns, which will reduce the visual impact and mass of a building.
 2. Variations in color should be kept to a minimum.

3. Color should be subdued in tone and the use of earth tones is encouraged.
 4. Accent colors may be used but should be complement the surrounding environment and be consistent with adjacent buildings.
- Pedestrian Circulation: In order to facilitate a interconnected environment and limit the amount of vehicular circulation onsite, the following but not limited to techniques should be used:
 1. On-site concrete or brick sidewalks, or such other material acceptable to the Township, should be provided to create a continuous pedestrian network throughout the park and to connect with existing or planned sidewalks surrounding the building(s).
 2. Street furniture, such as benches, should be incorporated into the pedestrian circulation network.
 3. Vehicular and pedestrian circulation patterns should be separated. A landscaped buffer should provide a separation between pedestrian and vehicular ways.
 4. Pedestrian crossings should be indicated by such techniques as changed pavement materials or texture, signals, signage, or painted stripes, as determined by the Township.
 5. Bicycle lanes and bicycle paths should be provided where applicable.
 - Landscaping: Fundamental to maintaining the gateway is development and implementation of a comprehensive landscape plan. The following but not limited to components should be considered:
 1. A cohesive landscaping plan, which considers the preservation of the gateway, should be developed for the site.
 2. All proposed landscaping should be consistent with the natural surroundings. However, the planting of Sweet Gum trees should be prohibited.
 3. Consider massing trees at critical points rather than in a straight line at predetermined intervals along streets.
 4. Consider the impact of any proposed landscaping plan at various time intervals, i.e. shrubs may grow and eventually block sight distances.
 5. Landscaping should be used to accent and complement buildings. For example, groupings of tall trees to break up long, low buildings and lower plantings for lower buildings.
 6. Vary the type and amount of landscaping with type of development, and accent site entrances with special landscaping treatment, as shown below in Photos 4 & 5.

Photo 4



Photo 5.



7. Berms and changes in topography should be used to reduce the perceived height of buildings.
8. Trees should be located along building walls in strategic locations to further reduce the visual impact of long facades.

9. Landscaped buffers, including berms, should be located between buildings, structures, parking areas, loading and unloading areas and public roads in locations which provide for maximum shielding and lighting.

And finally, the Township is willing to work and engage with the “Wittenborn” parcel land owner to ensure a quality development for the Township. To this end, the owner has submitted in conjunction with this re-examination a proposed layout of the parcel including the following images (6a-6d) as concept designs. These images are included herein as a guide for the future development of the parcel.

Photo 6a



Photo 6b



Photo 6c



Photo 6d



7.5 “Green” Building Standards

Washington Township recognizes that the built environment has a tremendous impact on the environment. The Township believes that buildings can interact more positively with the environment if special attention is paid to preserving the site’s integrity and natural characteristics, landscaping appropriately, and selecting materials that have lower embodied energy.

Since Washington Township has had a significant amount of residential development over the past six years, the Township believes that a program mandating higher performance of housing is a good way of keeping real estate and community values high as the more or less uniform housing stock matures. A method to achieve this goal is to adopt a residential Green Building Program, which is designed to ensure a higher quality of life for Washington’s citizens. The Green Building Program could focus on

several areas including waste reduction, pollution reduction, water conservations, energy conservation, and sustainable development. By enforcing the standards of this program, the Township will give future generations the legacy of environmental sensitivity, functionally efficient homes, and a commitment to conservation. Additionally, the adoption of Green Building Program is consistent with an objective of this reexamination report, which is to encourage the use of buildings and landscape materials, and individual building design, that promote energy efficiency and that are environmentally sensitive in their manufacture and use.

Suggested Minimum Green Building Standards:

- Energy Efficiency - The minimum standard for energy efficiency of single-family residential structures could be the Environmental Protection Agency's Energy Star™ designation as it currently stands or may be amended.
- Water Conservation - The minimum standards for water conservation could include:
 1. Providing information in home models concerning the benefits of xeriscaping and water conservation practices.
 2. If bedding areas are installed, they should be mulched (recycled-content mulch or compost).
 3. If an irrigation system is installed, it should include a rain and freeze sensor, installed to manufacturer's specifications.
 4. If an irrigation system is installed, it should be a zoned irrigation system.
- Waste Recycling – The minimum standards for waste recycling could include:
 1. Construction waste (brick and wood) hauled from the building site by the builder should be taken to a site or facility legally empowered to accept it for recycling as approved by the County and State in which the facility is located.
 2. Construction waste reduction/reuse plan written and followed by builder.
 3. Donate unwanted building materials to a non-profit building organization.
 4. Provide a composting system option installed in yard for homebuyer (manufactured or made at site).
- Landscaping and Solar Orientation

According to the United States Department of Energy (USDOE), Washington Township is situated within the Temperate Climatic Region, which means that landscaping should be designed to maximize warming effects of the sun in the winter, to maximize shade in the summer, to deflect winter winds away from buildings, and to funnel summer breezes toward the home.

For the Temperate Climatic Region, the USDOE recommends the following landscaping techniques:

1. To block solar heat in the summer but let much of it in during the winter, use deciduous trees. To provide continuous shade or to block heavy winds, use dense evergreen trees or shrubs.
2. Utilize a large bush or row of shrubs to shade a patio or driveway.
3. Whenever feasible, use drought-tolerant plants.

4. Utilize windbreaks to block wind close to the ground by using trees and shrubs that have low crowns. Dense evergreen trees and shrubs planted to the north and northwest of the homes are the most common type of windbreak.
5. For snow drifts, plan low shrubs on the windward side of your windbreak. The shrubs will trap snow before it blows next to your home.

7.6 Route 130 Corridor

A principal component of the 2000 Land Use Element was the development of the Route 130 corridor. Particularly, the Land Use Element pictured a boulevard with “nodes” of commercial development, and a green pattern of open space between the nodes. Parking was encouraged to the rear and side of buildings and landscaped walkways were to be constructed along the building frontage. Typically, there are many challenges to “node” style development, including economic and social forces, design and development issues, and financing complexities. Along Route 130, these challenges are exacerbated, given the existing non-cohesive structures and uses, the amount of regional traffic along the roadway, and the fact that many of the parcels are constrained by wetlands.

The Township recognizes that the development of Route 130 as a vibrant commercial artery is fundamental to achieving the commerce goal set forth in this reexamination report, which is to encourage new commercial development and redevelopment projects in designated areas of the community thereby balancing new development and ratables with the needs of the community. Portions of Route 130 should be studied for possible designation of areas in need of redevelopment. An area in need of redevelopment designation along Route 130 will promote better use of abandoned or underutilized parcels, will encourage remediation of environmental hazards, will help to identify uses and services desired by Township residents, will facilitate the extension of sewer service to areas currently within the sewer service area but not serviced and will eliminate the need for residents to drive longer distances for neighborhood services.

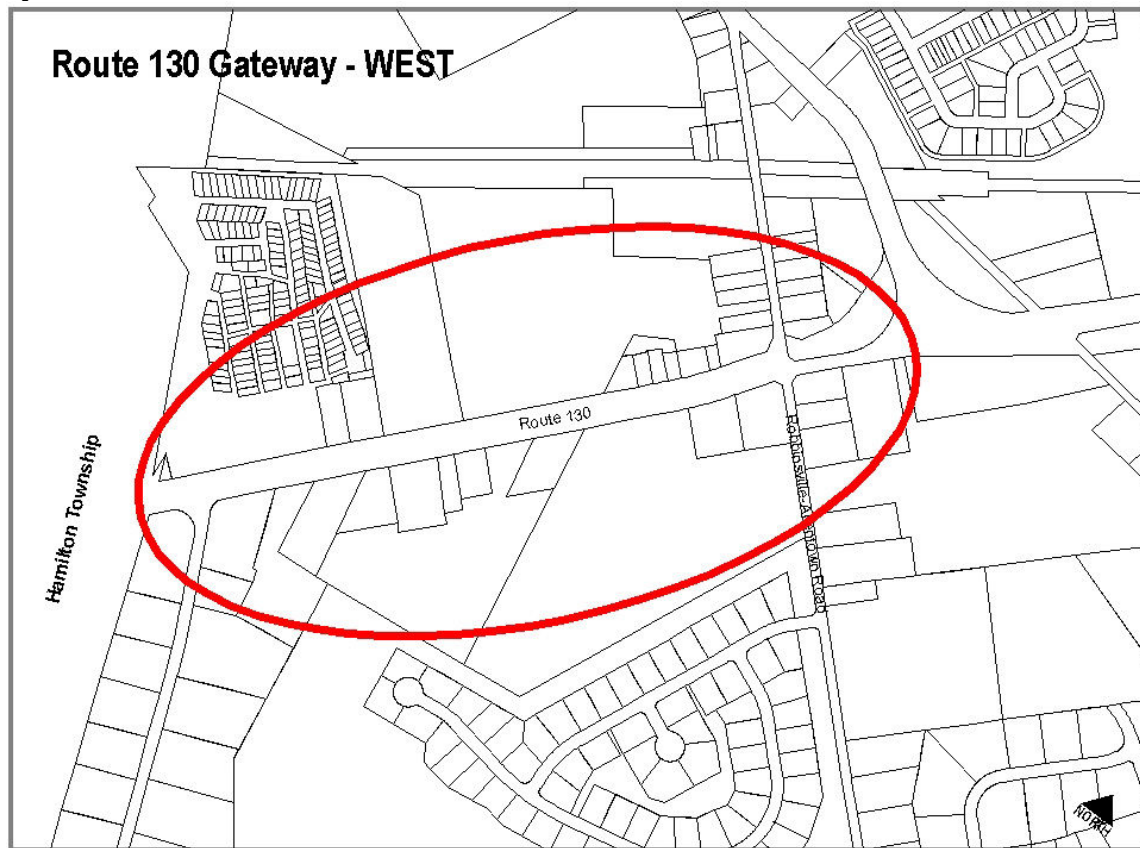
During this re-examination process, the Township Planning Board engaged in a lengthy discussion concerning residential uses along the corridor, but ultimately came to the conclusion that the area as a whole is unsuitable for such uses. In order to achieve the vision described above, it has been determined that the recommendations set forth for the Route 130 corridor in the 2000 Land Use Element should be repealed and replaced by the recommendations set forth below.

7.6.1 Recommendations for the Development and Redevelopment of the Route 130 Corridor

- This reexamination report recommends the Township authorize the Planning Board to conduct a preliminary investigation for determination of an area in need of redevelopment for parcels along or adjacent to the Route 130 corridor. Specifically, the Planning Board should study the gateway area (as shown below on Figure 10).

In areas along Route 130 where redevelopment is neither needed nor feasible, the Township in conjunction with the Planning Board should conduct a zoning analysis to help establish if any zoning changes are needed—beyond the HC & VC Zoning changes already endorsed by this re-examination—in order to facilitate development that represents highest and best use of the land.

Figure 10



Source: Washington Township GIS Data, 2005

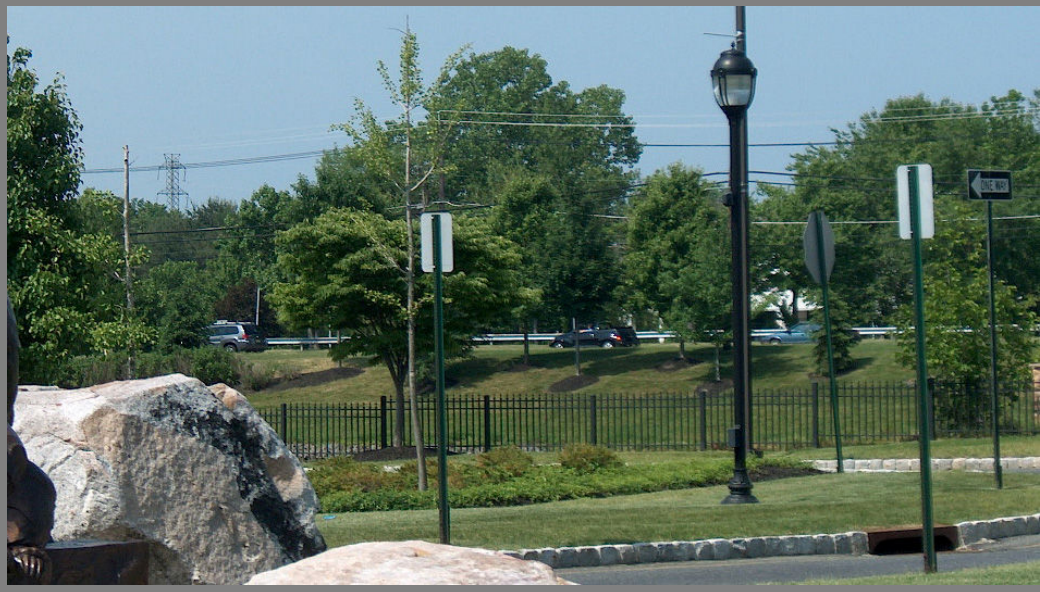
The redevelopment plan and amended zoning regulations described in detail in section 7.3.7 discourage most auto-related uses and motels and should prohibit adult book stores, XXX movie theaters, paraphernalia stores, junk shops, junk yards and massage parlors. Additionally, since Route 130 is one of the Township's main arteries for commercial development and a goal of this reexamination report is to encourage commercial development projects in designated areas thereby balancing new development and ratables with the needs of the community.

- Design standards should be incorporated into any redevelopment plan and/or revised zoning regulations. An objective of this reexamination report is to promote retail and office development that is at a pedestrian-scale and that is aesthetically pleasing to the public through the use of architecture, landscaping and buffers, and by adopting on-premise sign regulations which promote safety and prevent sign proliferation. The design standards should consider the following but not limited to components:

1. Building facades
2. Building materials
3. Fences
4. Landscaping
5. Pedestrian walkways
6. Lighting
7. Signage
8. Color

Photos 6-10 illustrate examples of development that would meet the commerce goal of this reexamination as well as the above-cited objective.

Photo 6.



This photo illustrates decorative fencing around a basin, lighting, and generous use of landscaping.

Photo 7.



This photo illustrates a brick façade on a shopping center which when combined with visually pleasing signage, awnings, and lighting create an inviting environment.

Photo 8.



This photo illustrates the use of street furniture (benches) as well as a brick façade with architectural features. Note while the parking is in the front it does not limit pedestrian circulation between the various stores.

Photo 9 and 10.



Photos 9 and 10 illustrate the use of landscaping and pedestrian walkways in surface parking lots. The landscaping helps to break up the paved areas and creates a more visually appealing environment.

As shown in the photos, any proposed developments should have an overall coordinated design scheme, with internal circulation providing ready access to all of the proposed uses. Buildings should be complementary to one another in terms of roofline, façade material, color and similar elements. Pedestrian areas should include coordinated sidewalk treatment; trash receptacles; benches; planters and the like. Also, site elements, such as signage and lighting standards, should be paired to the building design.

7.6.2 Extension of Sewer Service along Route 130 within the Sewer Service Area

As discussed in Section 6.4 of this reexamination report, it was determined that sewer service should be extended along Route 130 within the existing sewer service area boundary. The expansion of sewer service will encourage retail and office development along this corridor as well as allow for more efficient use of the land.

7.6.3 Regional Planning Effort for Route 130

The Township acknowledges the regional Route 130 planning effort currently underway. A “Route 130 Vision Team”, which consists of municipal and Mercer County representatives, has been created by Mercer County and meets on a regular basis to discuss the development of Route 130. This team focuses not only how to enhance the commercial market along the corridor but also the needed transportation and infrastructure improvements. It is fundamental that the Township, through a designated liaison, the Economic Development Committee, or the Planning Board continue to participate in this planning process. Minutes of each meeting should be circulated to the Director of Community Development, the Township Council, and the Planning Board. Also, in an effort to ensure that there is one coordinated plan for Route 130, the Township should consider coordinating a forum where the Route 130 Vision Team, representatives from the Township, NJDOT, and NJDEP.

7.7 Municipal Complex

The current municipal complex is located just north of the intersection of Robbinsville-Allentown Road and Route 130. As discussed in Section 4.0 of the reexamination report, a high level of mold was discovered in the municipal building forcing the relocation of Township offices and the municipal court. Connecting the existing municipal complex, which includes not only the municipal building but also the police station, library, and senior center, was considered within the original plans for Town Center.

Recently, Township offices have moved to 1 Washington Boulevard in Washington Town Center and the municipal court has moved to a trailer facility adjacent to the existing municipal building. The Township should evaluate possible future locations for a permanent new municipal building, including within the Gordon Road village, the current location at 1 Washington Boulevard, and the site of the existing municipal building. The Township should consider pursuing a location that can be well served by pedestrian and bicycle connections.

7.8 Intermodal Parking Facility

As Washington Township continues to develop, and more specifically as Town Center reaches full build-out, traffic management within and around the Township will need to be a priority. In addition to the increasing traffic, residents of Town Center are concerned with the lack of available parking for themselves and visitors. Also, the limited parking has been a deterrent to attracting national retailers to Town Center.

Approximately 95% of Township residents commute to work via private automobile. However, many residents simply drive to either the Trenton Train Station or the Hamilton Train Station and then commute via public transportation to New York City or other destinations north. While the Hamilton Train Station is in close proximity to the Township, there is a lengthy waiting list for a monthly parking space even with the recent addition of a multi-story parking garage.

In an effort to decrease vehicular traffic, increase parking, and encourage public transportation, the Township should explore the possibility of establishing an Intermodal Parking Facility within or immediately adjacent to Town Center. An Intermodal Parking Facility can serve as a collection point for shuttle service to and from the Hamilton and/or Trenton Train Station. Town Center residents will be able to walk to the facility while other Township residents could either be dropped off or park their vehicle at the facility. Additionally, the ground floor of the facility could be occupied by retail uses, such as a coffee shop or newsstand, which

service the local community. On the weekends, the facility could be utilized by local residents and visitors who are shopping or eating at Town Center.

7.9 Cluster Design Option

A recommendation of the 2000 Land Use Element was to encourage clustering as a form of residential development. Clustering is the redistribution of an entire parcel's development potential to one smaller portion of the same parcel. A deed restriction is then placed on the farmland (or other open space) portion of the development, to permanently prohibit future building, since its "development rights" have been utilized in the cluster.

In 2000, the Township updated its land development regulations to allow for cluster development in the Rural Residential (RR) and Low Density Residential (R1.5) zoning districts. Over the past six years, applications for numerous cluster developments have been made to the Planning Board. As part of this reexamination process, the Planning Board reviewed the approved applications and discussed ways to improve the layout of cluster developments.

The 2000 Master Plan recommended establishing criteria to ensure that open lands preserved by cluster development are truly useful and meaningful. These open lands should not be lands that merely would have remained open anyway for wetlands and private development landscapes, and they should not merely be residual after the development is planned. Additionally, the open lands, if preserved for recreational or environmental uses, should be planned as part of a larger Township and County wide systems. This Land Use Element furthers this recommendation by setting forth design criteria that should be considered.

Suggest Design Criteria

- The yield plan must be prepared as conceptual layout plans in accordance with the standards of the Land Development Ordinance, containing proposed lots, streets, rights-of-way, and other pertinent features. Yield plans must be a realistic layout based upon a field survey, that meets all district regulations and all area and bulk regulations for the underlying residential district in which the tract is located. The yield plan must reflect a development plan that could actually be built, delineating the presence of wetlands, floodplains, steep slopes, existing easements or encumbrances, and the suitability of soils for subsurface sewage disposal. The yield plan must reflect the developers plan should the Planning Board choose not to grant the cluster design option and instead require the developer to design the subdivision based upon the conventional zoning in place under the RR or R1.5 zoning districts.
- At the discretion of the Planning Board, four to six percent of the required open lands should be in form of neighborhood "common" greens. A neighborhood green will typically be a 44,000 square feet area, per 20 dwelling units, and should be located internal to the developed areas. A neighborhood green should be created and maintained as open space around which dwellings are arranged. Dwellings should face with the front façade of the dwelling in the direction of the neighborhood green with which they are associated and at least
- Open lands should, whenever possible, be laid out in accordance with the Township's Land Preservation Map to encourage the development of an interconnected network of open space.
- Pedestrian and maintenance access, excluding open lands used of agriculture or horticultural purposes should be provided to public open lands. Consideration should be given to providing one centrally located access point per fifteen (15) lots.